

WHAT IS CLAIMED IS:

1 1. A method, comprising:
 2 identifying a plurality of facilities in a complex, each
 3 facility associated with a construction project;
 4 determining a potential revenue associated with at least one
 5 of the facilities;
 6 determining a cost associated with at least one of the
 7 facilities; and
 8 generating a schedule of the construction projects using the
 9 identified potential revenue and the identified cost.

1 2. The method of Claim 1, further comprising predicting a
 2 number of people who may use at least one of the facilities; and
 3 wherein determining the potential revenue associated with at
 4 least one of the facilities comprises determining the potential
 5 revenue associated with at least one of the facilities using the
 6 predicted number of people.

1 3. The method of Claim 2, wherein determining the cost
2 associated with at least one of the facilities comprises:

3 identifying a size of at least one of the facilities based on
4 the predicted number of people; and

5 determining the cost of at least one of the construction
6 projects based on the identified size.

1 4. The method of Claim 3, wherein identifying the size of
2 the at least one facility comprises identifying a plurality of
3 sizes for the at least one facility.

1 5. The method of Claim 1, wherein identifying the plurality
2 of facilities comprises receiving an identification of the
3 facilities from a user.

1 6. The method of Claim 1, wherein generating the schedule
2 comprises, for each construction project, receiving from a user an
3 identification of one of a plurality of phases during which the
4 construction project would occur.

1 7. The method of Claim 6, further comprising identifying a
2 cost of each phase.

1 8. The method of Claim 1, wherein determining the potential
2 revenue associated with at least one of the facilities comprises
3 identifying potential donations to be received during one or more
4 fund-raising campaigns.

1 9. The method of Claim 8, further comprising:
2 identifying an amount of borrowing needed to pay for the
3 construction projects; and
4 identifying an amount of debt to be paid off each year.

1 10. The method of Claim 1, further comprising:
2 allowing a user to alter data used to generate the schedule;
3 and
4 showing the user in real time how the changes affect the
5 schedule.

1 11. The method of Claim 1, further comprising:
2 allowing a user to place a constraint on data used to generate
3 the schedule; and
4 showing the user in real time how the constraint affects the
5 schedule.

1 12. The method of Claim 1, wherein:
2 the complex comprises a church;
3 at least one of the facilities comprises an auditorium in the
4 church; and
5 determining the potential revenue comprises:
6 estimating a number of people who may attend church
7 services in the auditorium; and
8 determining an amount of potential donations given to the
9 church by the estimated number of people.

1 13. The method of Claim 1, wherein the potential revenue
2 associated with at least one of the facilities and the identified
3 cost associated with at least one of the facilities are used to
4 estimate a cash flow, the cash flow used to generate the schedule.

1 14. The method of Claim 1, wherein the identified cost
2 associated with at least one of the facilities comprises at least
3 one of operating costs, general and administrative expenses,
4 construction costs, and staffing costs associated with at least one
5 of the facilities.

1 15. A system, comprising:

2 a memory operable to store information identifying a plurality
3 of facilities in a complex, each facility associated with a
4 construction project; and

5 one or more processors collectively operable to:

6 determine a potential revenue associated with at least
7 one of the facilities;

8 determine a cost associated with at least one of the
9 facilities; and

10 generate a schedule of the construction projects using
11 the identified potential revenue and the identified cost.

1 16. The system of Claim 15, wherein:

2 the one or more processors are further collectively operable
3 to predict a number of people who may use at least one of the
4 facilities;

5 the one or more processors are collectively operable to
6 determine the potential revenue associated with at least one of the
7 facilities using the predicted number of people; and

8 the one or more processors are collectively operable to
9 determine the cost associated with at least one of the facilities
10 by:

11 identifying a size of at least one of the facilities
12 based on the predicted number of people; and

13 determining the cost associated with at least one of the
14 facilities based on the identified size.

1 17. The system of Claim 15, wherein the one or more
2 processors are collectively operable to generate the schedule by:

3 for each construction project, receiving from a user an
4 identification of one of a plurality of phases during which the
5 construction project would occur; and

6 identifying a cost of each phase.

1 18. The system of Claim 15, wherein:

2 the one or more processors are collectively operable to
3 determine the potential revenue associated with at least one of the
4 facilities by identifying potential donations to be received during
5 one or more fund-raising campaigns; and

6 the one or more processors are further collectively operable
7 to:

8 identify an amount of borrowing needed to pay for the
9 construction projects; and

10 identify an amount of debt to be paid off each year.

1 19. The system of Claim 15, wherein the one or more
2 processors are further collectively operable to:

3 allow a user to at least one of alter data used to generate
4 the schedule and place a constraint on the data used to generate
5 the schedule; and

6 show the user in real time how the at least one change and
7 constraint affects the schedule.

1 20. The system of Claim 15, wherein the potential revenue
2 associated with at least one of the facilities and the identified
3 cost associated with at least one of the facilities are used to
4 estimate a cash flow, the cash flow used to generate the schedule.

1 21. The system of Claim 15, wherein the identified cost
2 associated with at least one of the facilities comprises at least
3 one of operating costs, general and administrative expenses,
4 construction costs, and staffing costs associated with at least one
5 of the facilities

1 22. A system, comprising:

2 a memory operable to store information identifying a plurality
3 of facilities in a complex, each facility associated with a
4 construction project; and

5 an analysis module operable to:

6 determine a potential revenue associated with at least
7 one of the facilities;

8 determine a cost associated with at least one of the
9 facilities; and

10 generate a schedule of the construction projects using
11 the identified potential revenue and the identified cost.

1 23. The system of Claim 22, further comprising:

2 a constraints module operable to allow a user to place a
3 constraint on data used to generate the schedule; and

4 an optimization module operable to show the user in real time
5 how the constraint affects the schedule.

1 24. A computer program embodied on a computer readable medium
2 and operable to be executed by a processor, the computer program
3 comprising:

4 computer readable program code for identifying a plurality of
5 facilities in a complex, each facility associated with a
6 construction project;

7 computer readable program code for determining a potential
8 revenue associated with at least one of the facilities;

9 computer readable program code for determining a cost
10 associated with at least one of the facilities; and

11 computer readable program code for generating a schedule of
12 the construction projects using the identified potential revenue
13 and the identified cost.

1 25. The computer program of Claim 24, wherein:

2 the computer program further comprises computer readable
3 program code for predicting a number of people who may use at least
4 one of the facilities; and

5 the computer readable program code for determining the
6 potential revenue uses the predicted number of people.

1 26. The computer program of Claim 25, wherein the computer
2 readable program code for determining the cost associated with at
3 least one of the facilities comprises:

4 computer readable program code for identifying a size of at
5 least one of the facilities based on the predicted number of
6 people; and

7 computer readable program code for determining the cost of at
8 least one of the construction projects based on the identified
9 size.

1 27. The computer program of Claim 24, wherein the computer
2 readable program code for generating the schedule comprises:

3 computer readable program code for receiving from a user, for
4 each construction project, an identification of one of a plurality
5 of phases during which the construction project would occur; and

6 computer readable program code for identifying a cost of each
7 phase.

1 28. The computer program of Claim 24, wherein:

2 the computer readable program code for determining the
3 potential revenue comprises computer readable program code for
4 identifying potential donations to be received during one or more
5 fund-raising campaigns; and

6 the computer program further comprises:

7 computer readable program code for identifying an amount
8 of borrowing needed to pay for the construction projects; and

9 computer readable program code for identifying an amount
10 of debt to be paid off each year.

1 29. The computer program of Claim 24, wherein the computer
2 program further comprises:

3 computer readable program code for allowing a user to at least
4 one of alter data used to generate the schedule and place a
5 constraint on the data used to generate the schedule; and

6 computer readable program code for showing the user in real
7 time how the at least one change and constraint affects the
8 schedule.

1 30. The computer program of Claim 24, wherein the potential
2 revenue associated with at least one of the facilities and the
3 identified cost associated with at least one of the facilities are
4 used to estimate a cash flow, the cash flow used to generate the
5 schedule.

1 31. The computer program of Claim 24, wherein the identified
2 cost associated with at least one of the facilities comprises at
3 least one of operating costs, general and administrative expenses,
4 construction costs, and staffing costs associated with at least one
5 of the facilities.